



- Four Bedroom Detached House
- New Carpet & Decorated To A Neutral Design
- Garage & Workshop
- Cul De Sac Location
- Double Glazed & Central Heating
- Solar Panels
- Enclosed & Well Maintained Private Rear Garden
- Log Burner
- Walking distance of Great Bentley Train Station
- Off Road Parking

### 3 Hall View Road, Great Bentley, Colchester, Essex. CO7 8LW.

Well cared for by the current owner a charming detached family home situated within a commuter village with good links to London from Great Bentley train station. Highlights to the property include four bedrooms, recently refurbished family bathroom, new carpets and decor throughout, garage and workshop, open plan kitchen/diner with shaker style kitchen, log burner and patio door to the living room, garage, and workshop. Being within walking distance to the excellent school and the famous village green. Early viewing highly advised to fully appreciate what this property has to offer.





# Property Details.

## Ground Floor

### Entrance Hall

16' 06" x 5' 10" (5.03m x 1.78m) UPVC front door opening onto the porch with a further entrance door leading into the entrance. Stairs rising to first floor with understairs storage unit.

### Cloakroom

7' 06" x 5' 10" (2.29m x 1.78m) Obscured double glazed window to rear, low level WC, vanity unit, tiled splash back.

### Lounge



19' 0" x 11' 04" (5.79m x 3.45m) Double glazed window to front, patio doors to rear, log burner with tiled hearth.

### Kitchen/Diner



19' 01" x 11' 04" (5.82m x 3.45m) Double glazed windows to front and rear, radiator, UPVC door to side, open plan kitchen/diner. The kitchen includes a range of wall and base units, oak work top, tiled splash back, extractor fan, induction hob, double oven, inset one and a half bowl sink with left hand drainer, space for American fridge/freezer, washing machine, wall mounted newly fitted combi boiler.

## First Floor

### Landing

10' 02" x 3' 0" (3.10m x 0.91m) 10' 02" x 3' 0" (3.10m x 0.91m) Loft access, doors leading to:

### Bedroom One



14' 06" x 9' 09" (4.42m x 2.97m) Double glazed window to front, radiator, fitted wardrobe/storage over stairs.

### Bedroom Two



11' 05" x 9' 11" (3.48m x 3.02m) Double glazed window to front, radiator.

# Property Details.

## Bedroom Three



10' 06" x 9' 0" (3.20m x 2.74m) Double glazed window to rear, radiator, storage/airing cupboard.

## Bedroom Four



8' 11" x 8' 05" (2.72m x 2.57m) Double glazed window to rear, radiator.

## Family Bathroom



6' 9" x 5' 5" (2.06m x 1.65m) Double glazed window to rear, tiled floor and walls, paneled bath with over head shower, low level WC and vanity unit basin.

## Outside

### Garage & Driveway

Off Road parking to the front of the property via the driveway, leading to garage with up & over door, power and side door from the garage into the garden.

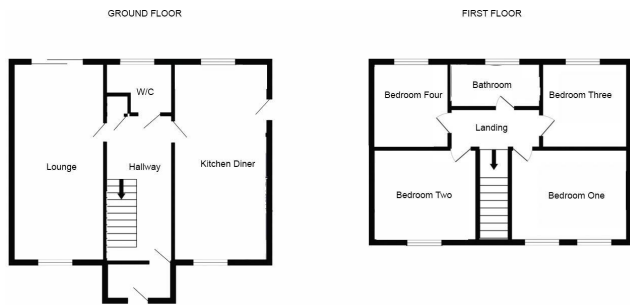
### Rear Garden



A private well maintained rear garden, mainly laid to lawn, workshop with power, retained by fencing and gated side access leading to the driveway.

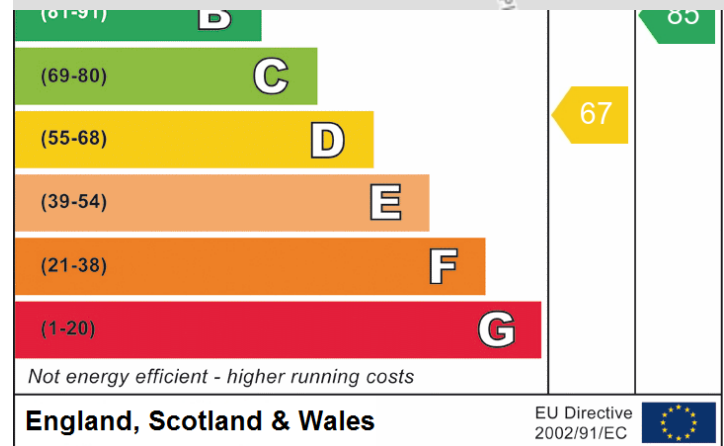
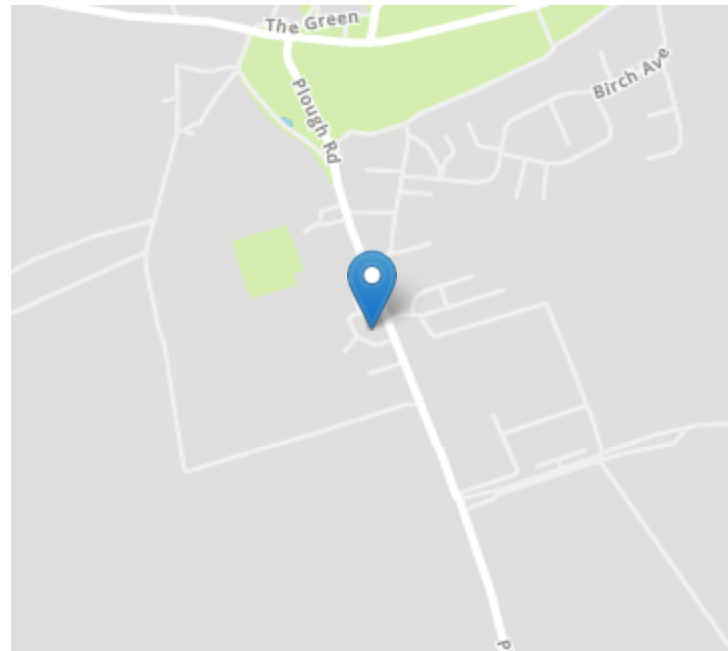
# Property Details.

## Floorplans



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including total area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or mistake. A party must rely upon its own inspections.

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.